

Nogales Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Nogales	19,489	20,878	54.4%	7.1%
Santa Cruz County	29,676	38,381	-	29.3%

Median Household Income

	<i>1990</i>	<i>2000</i>
Nogales	\$18,404	\$22,306
Santa Cruz County	\$22,066	\$29,710
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	13,642	16,249	77.8%
African American	76	78	0.4%
Native American	39	120	0.6%
Asian	70	67	0.3%
Other	5,662	4,364	20.9%
Hispanic	17,924	19,539	93.6%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	5,279	5,985
Homeownership Rate	59.0%	57.3%
Average Household Size	3.66	3.45

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	7,778	7,901	37.8%
20 – 54 yrs	8,435	9,061	43.4%
55 & Over	3,276	3,916	18.8%

Median Age	27.2	29.8
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	3,144	3,406	52.5%	8.3%
Townhouse / Condo	438	532	8.2%	21.5%
Multi-family Units	1,219	1,621	25.0%	33.0%
Manufactured Home	660	923	14.2%	39.8%
Other Units	76	5	0.1%	-93.4%
Total Units	5,537	6,487	-	17.16%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$525	\$575
# of Units Surveyed	200	64

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	9	\$67,500	44	\$115,333	53	\$108,500
1997	10	\$51,000	22	\$89,000	32	\$81,000
1998	20	\$74,000	55	\$97,500	75	\$89,500
1999	19	\$65,833	75	\$90,833	94	\$86,800
2000	12	\$80,000	73	\$88,750	85	\$87,625

Assisted Housing Units Produced between 1996 - 2000

Nogales	254
Santa Cruz County	254

Housing Affordability Gap

	Nogales	Santa Cruz County
Total Gap	872	2,070
Gap as a % of Total households	14.6%	17.5%
% of Median household Income where total gap occurs	90%	